



Highfield Barns
Red House Lane | Pickburn | Doncaster | South Yorkshire | DN5 7XA

FINE & COUNTRY

HIGHFIELD BARN





THE ARCHES

The Arches is a four bedroom, just completed barn conversion offering extremely spacious living accommodation totalling just under 3,500 square feet. The property is absolutely filled with character features such as the vaulted, beamed ceilings, exposed brick and stonework.

Located on a bespoke development of just six individually designed properties, occupying a semi-rural setting on the outskirts on Doncaster surrounded by open countryside with far reaching countryside views, the properties have been meticulously renovated by the award-winning JR Property Developers and must be viewed to appreciate the accommodation on offer.

Accommodation

As you walk into the grand double height entrance hall you are greeted with the imposing oak and wrought iron staircase leading to the galleried landing. The entrance hall runs the full length of the property creating a light, open seating area with full length, glazed door and windows opening and looking out over the rear lawned garden.

The sitting room is an extremely generously proportioned room having a central exposed beam, exposed brickwork, full length windows to the front elevation taking advantage of the unspoilt views over open countryside, along with Crittall style doors opening to the reception hall.

Cloakroom having been fitted with a two piece suite to include a WC, wash hand basin set into a vanity unit, fitted storage cupboards along with a full length frosted window.

Garden room, this is a delightful room absolutely filled with natural light having full length glazed windows overlooking the landscaped gardens.

study again another extremely versatile room flooded with natural light having full length glazed windows overlooking the gardens.

Open plan dining kitchen

The traditional, infame kitchen has been fitted with a comprehensive range of wall and base units to include a central island all having Quartz work surfaces.

Within the island is the dishwasher, wine chiller, bin drawer and under-mount ceramic sink. Further integrated appliances include two electric fan ovens, five ring induction hob with an extractor fan above then full-length larder fridge and full-length separate freezer.

The kitchen has a central beam to the ceiling, exposed brickwork, full length windows to the front elevation along with Crittall style doors leading into the reception hall.

Utility and laundry room, having been fitted with a comprehensive range of wall and base units all having Quartz work surfaces, under-mount ceramic sink along with space and plumbing for a washing machine and tumble dryer. There is a full glazed door leading to the rear gardens.

To the first floor

Extremely spacious galleried landing with a vaulted beamed ceiling. The landing incorporates a peaceful sitting area having a large window to the front elevation giving far reaching views across open countryside.

Master bedroom suite, there is a spacious double room having a vaulted beamed ceiling along with a window to the front elevation.

Walk in dressing area.

En-Suite fitted with a walk-in rainfall shower, WC and a sink set into a vanity unit. There is tiling to the floor and partially to the walls, chrome heated towel rail along with an illuminated mirror.

Guest bedroom, this is a spacious double room having a vaulted beamed ceiling along with a window to the front elevation.

En-Suite comprising walk-in rainfall shower, WC and a wash had basin set into a vanity unit. There is tiling to the floor, Velux window, chrome heated towel rail along with an illuminated mirror.

Bedroom three is a spacious double room having a vaulted beamed ceiling along with a window to the front elevation.

Off the landing is a further room that could be used as a walk-in dressing room or very useful storage room.

Bedroom four is a double bedroom having a vaulted beamed ceiling along with a window to the front elevation.

Family bathroom fitted with a four-piece suite to include a walk-in rainfall shower, contemporary free standing bath, WC and a wash hand basin set into a vanity unit. The bathroom has tiling to the floor, Velux window, chrome heated towel rail along with an illuminated mirror.

Outside

To the front of the property is a tarmac private parking area with an electric vehicle charging point. A grassed area leads to the Indian stone paved entrance pathway.

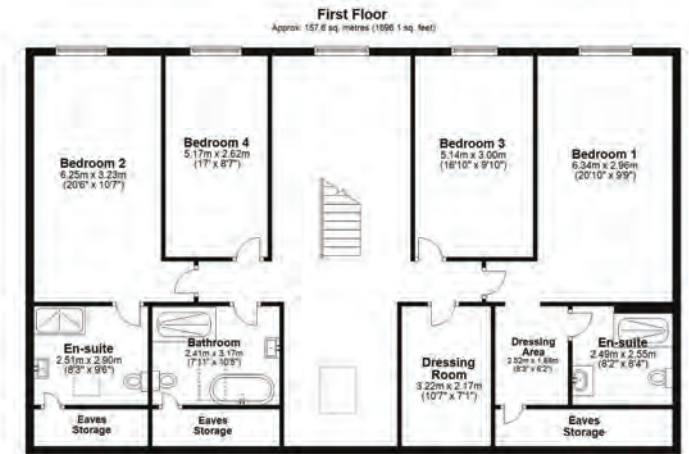
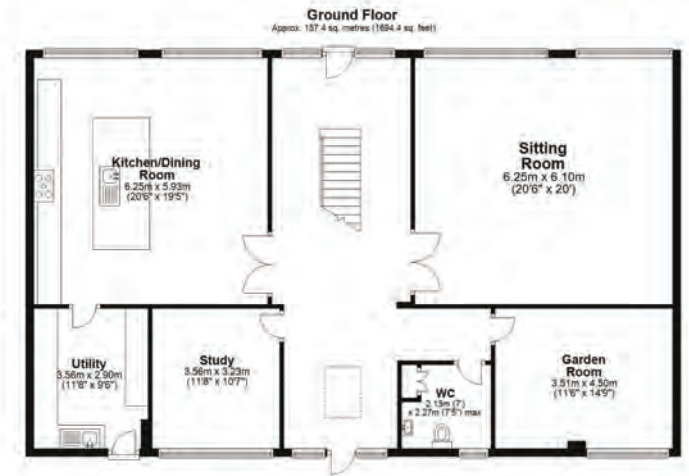
To the rear of the property is the newly landscaped, lawned garden with an Indian stone paved sun terrace and pathways. The garden offers a high degree of privacy and security with timber boundary fencing, external plug sockets and lighting.

There is a separate garage block on the development, where one single garage is allocated to each barn along with a designated extra car parking space.

The property also benefits from an alarm system, remote zoned heating, underfloor heating to the entire ground floor and all the first-floor bathrooms.







Total area: approx. 315.0 sq. metres (3390.5 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale. Plan produced using Planup.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F

Tenure: Freehold

Asking price £750,000



THE HAYLOFT

The Hayloft is an exclusive stone-built barn conversion. Great care and attention to detail has been taken throughout the conversion creating an absolutely immaculate, light filled home finished to the highest of specifications. Located on a bespoke development of just six individually designed properties.

Occupying a semi-rural setting on the outskirts on Doncaster surround by open countryside with far reaching countryside views, the properties have been meticulously renovated by the award-winning JR Property Developers and must be viewed to appreciate the accommodation on offer.

The Hayloft is the first of two larger barn conversions to be released to the market with the second launching in early spring.

The accommodation

Walking into the impressive entrance hall you are met with the central oak and wrought iron staircase leading to the galleried landing. With glass feature windows and doors to both the front and rear elevations this is an extremely light and spacious central point to the home.

Of particular note are the Crittal style doors that take you through to the kitchen, sitting room and garden room. Throughout the ground is underfloor heating, traditional wet panel radiators to the first floor along with underfloor heating in the family bathroom and En-Suites.

Cloakroom having been fitted with a two-piece suite to include a WC and a wash hand basin set into a vanity unit.

Open plan dining kitchen, the kitchen area has been fitted a comprehensive range of wall and base units along with a central island all having Quartz worksurfaces. Included is a full height larder fridge and separate freezer, dishwasher, two electric fan ovens, induction hob and extractor fan above.

The spacious dining area enjoys views of the gardens.

Utility room, fitted with a range of wall and base units also having Quartz work surfaces. There is a undermount ceramic sink along with space and plumbing for a washing machine and tumble dryer.

Walk in pantry offering fantastic amount of storage.

Sitting room which is a fantastic sized room having Crittal style doors though to the garden room which gives spectacular views over the landscaped gardens.

To the first floor are four double bedrooms all with vaulted double height ceilings and exposed beams along with oak internal doors.

Master bedroom suite, a spacious double bedroom having a vaulted ceiling and exposed beams, walk in dressing area and En-Suite. The En-Suite is fitted with a walk-in rainfall shower, WC and wash hand basin set into a vanity unit. There is a chrome heated towel rail, Velux window, illuminated LED mirror and under floor heating.

Guest bedroom and En-Suite, a double bedroom having a vaulted ceiling and exposed beams. There is a three-piece En-Suite including a walk-in rainfall shower, WC and wash hand basin set onto a vanity unit. There is a chrome heated towel rail, an illuminated LED mirror and underfloor heating.

Family bathroom fitted with a four-piece suite including a walk-in rainfall shower, contemporary free-standing bath with free standing taps and shower, WC and wash hand basin set onto a vanity unit. There is a chrome heated towel rail, an illuminated LED mirror and under floor heating.

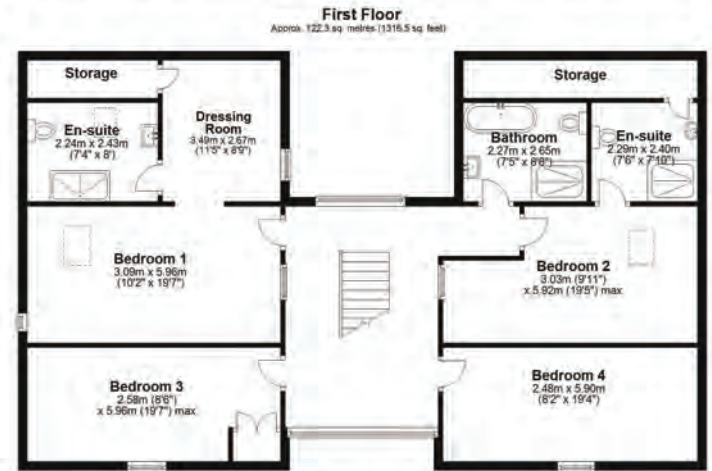
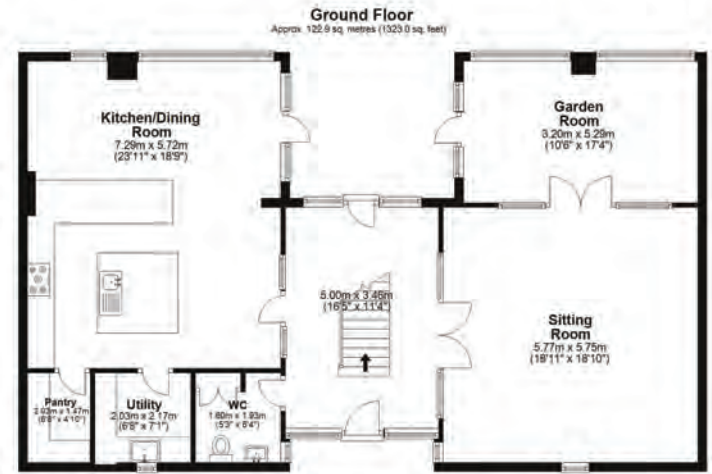
Bedroom three, a double bedroom having a vaulted beamed ceiling along with a window to the front elevation.

Bedroom Four, a double bedroom having a vaulted beamed ceiling along with a window to the front elevation.

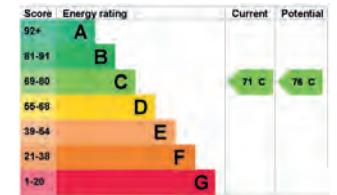
Outside

To the front of the property is private parking with an electric charging point, around the rear is further parking and garaging. The rear landscaped garden is boarded by timber boundary fencing and incorporates lawned gardens along with an Indian stone paved terrace. There are also external plug sockets and lighting.





Total area: approx. 245.2 sq. metres (2639.5 sq. feet)



Council Tax Band: F

Tenure: Freehold

Asking price £725,000

STONE CROFT BARN

Stone Croft Barn is an exclusive three double bedroom stone-built barn conversion, located on a bespoke development of just six individually designed properties. The standout features are the two En-Suite shower rooms with the addition of a fully fitted family bathroom, open plan living kitchen, private entrance, driveway and parking with large lawned gardens.

Occupying a semi-rural setting on the outskirts on Doncaster surrounded by open countryside with far reaching countryside views, the properties have been meticulously renovated by the award-winning JR Property Developers and must be viewed to appreciate the accommodation on offer.

The accommodation

As you walk into the spacious entrance hall you are greeted with the oak and glass staircase which takes you to the master bedroom suite on the 1st floor. Flowing off the reception area is the;

Open plan living kitchen

This is a fantastic, light filled space with a vaulted beamed ceiling having windows to two elevations.

The kitchen has been fitted with a comprehensive range of traditional style wall and base units with Quartz worksurfaces. Integrated appliances and features include a dishwasher, sink and tap, four ring induction hob with a tiled splashback and extractor fan above. Double electric fan ovens, fridge, freezer and a bin drawer.

Bathroom, fitted with a three-piece suite to include a bath with a rainfall shower above, WC and a wash hand basin. There is tiling to the floor and partially to the walls, Velux window and a chrome heated towel rail.

Bedroom two, this is a double bedroom having a window looking into the garden. The En-Suite has been fitted

with a rainfall shower, WC and a wash hand basin. There is a Velux window, tiling to the floor and walls along with a chrome heated towel rail.

Bedroom three is a double bedroom having a window looking into the garden.

To the first floor

Landing area with a cupboard housing the heating and hot water system.

Master bedroom suite

Consisting of a double bedroom along with a dressing area with Velux windows. The En-Suite has a rainfall shower, WC, wash hand basin, tiling to the floor and walls along with a chrome heated towel rail.

Outside

To the side of the property is a private driveway, parking area for several vehicles and a turning area with an electric vehicle charging point. The generous sized landscaped garden has timber boundary fencing incorporating a lawned garden along with Indian stone paving.

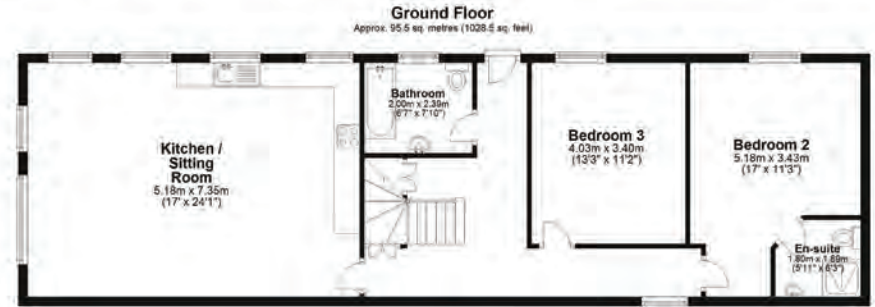
There is a separate garage block on the development, where one single garage is allocated to each barn along with a designated extra car parking space.

The property also benefits from an alarm system and remote zoned heating.









Total area: approx. 144.3 sq. metres (1552.7 sq. feet)

(Illustration for identification purposes only; measurements are approximate, not to scale. Plan produced using PlanIt.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D

Tenure: Freehold

Asking price £475,000

THE GATE HOUSE

The Gate House is an exclusive three double bedroom stone-built barn conversion, located on a bespoke development of just six individually designed properties. The standout features are the two En-Suite shower rooms with the addition of a fully fitted family bathroom, the open plan living kitchen with the views across open countryside, private parking and lawned gardens.

Occupying a semi-rural setting on the outskirts on Doncaster surround by open countryside with far reaching countryside views, the properties have been meticulously renovated by the award-winning JR Property Developers and must be viewed to appreciate the accommodation on offer.

The accommodation

As you walk into the spacious entrance hall you are greeted with the oak and glass staircase which takes you to the master bedroom suite on the 1st floor. Flowing off the reception area is the;

Open plan living kitchen

This is a fantastic, light filled space with a vaulted beamed ceiling, windows to the gardens along with floor length windows overlooking open countryside.

The kitchen has been fitted with a comprehensive range of traditional style wall and base units with Quartz worksurfaces. Integrated appliances and features include a dishwasher, sink and tap, four ring induction hob with a tiled splashback and extractor fan above. Double electric fan ovens, fridge, freezer and a bin drawer.

Bathroom, fitted with a three-piece suite to include a bath with a rainfall shower above, WC and a wash hand basin. There is tiling to the floor and partially to the walls, Velux window and a chrome heated towel rail.

Bedroom two, this is a double bedroom having a window looking into the garden. The En-Suite has been fitted with a rainfall shower, WC and a wash hand basin. There is a Velux window, tiling to the floor and walls along with a chrome heated towel rail.

Bedroom three is a double bedroom having a window looking into the garden.

To the first floor

Landing area with a cupboard housing the heating and hot water system.

Master bedroom suite

Consisting of a double bedroom along with a dressing area with Velux windows. The En-Suite has a rainfall shower, WC, wash hand basin, tiling to the floor and walls along with a chrome heated towel rail.

Outside

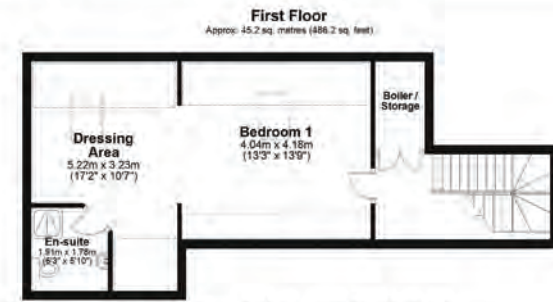
To the side of the property is a private parking space with an electric vehicle charging point. The landscaped garden has timber boundary fencing incorporating a lawned garden along with Indian stone paving. The property also benefits from an alarm system.

To the rear of the property is further parking along with a private garage.



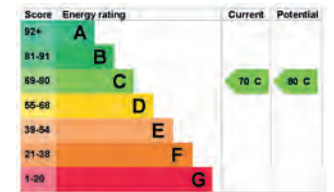






Total area: approx. 146.6 sq. metres (1578.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. Plan produced using Planity.



Council Tax Band: D

Tenure: Freehold

Asking price £435,000



LOCATION

Brodsworth has easy access to junction 37 of the A1, which connects to the M62, M18 and M1. It is an ideal location for a purchaser requiring a rural environment yet access to the motorway network to commute throughout the country. The town of Doncaster has a main line rail link to London Kings Cross (110 minutes). Leeds, Sheffield and York are all within easy commuting distance. Both Doncaster and Barnsley offer a wide range of shopping opportunities and the renowned Meadowhall Shopping Centre at Sheffield is also easily accessible.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.04.2024





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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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